



Land Management Ordinance for Edgefield County

Status Update



Planning Commission, 11 February 2021





What is the Land Management Ordinance?

The purpose and intent of the Land Management Ordinance (LMO) is to guide development in accordance with the existing and future needs of the county and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the county, and other members of the public.



How Will the LMO be Used?

The LMO is intended to gather the numerous existing ordinances and codes of Edgefield County that affect land development and put them in a coordinated document to provide improved consistency and to integrate the recommendations of the adopted Edgefield County Strategic Plan and the Edgefield County Comprehensive Plan



What is the Timeline for the LMO?



- The County Council appointed a Land Management Ordinance Steering Committee that discussed the requirements of the ordinance, received and read drafts and recommended edits to the draft text and maps, The draft ordinance was forwarded to the Edgefield County Planning Commission for review and action.

Now in
Review

- The Planning Commission will hold public hearings, review the draft text and maps, and make recommend a draft to County Council for review and action.

Coming
Next

- County Council will review the draft in at least three (3) readings, hold a public hearing, approve appropriate edits, determine the dates for implementation with repeal of existing ordinances, and approve adoption of a final ordinance.



Edgefield County LMO Process Timeline

2019

- June - Comprehensive Plan Adopted
- July - Council directs preparation of LMO to be consistent with Comprehensive Plan
- August - LMO Committee Created
- October - Public Information Meeting
- November - Review of Comparable Ordinances
- December - Draft Districts Proposed

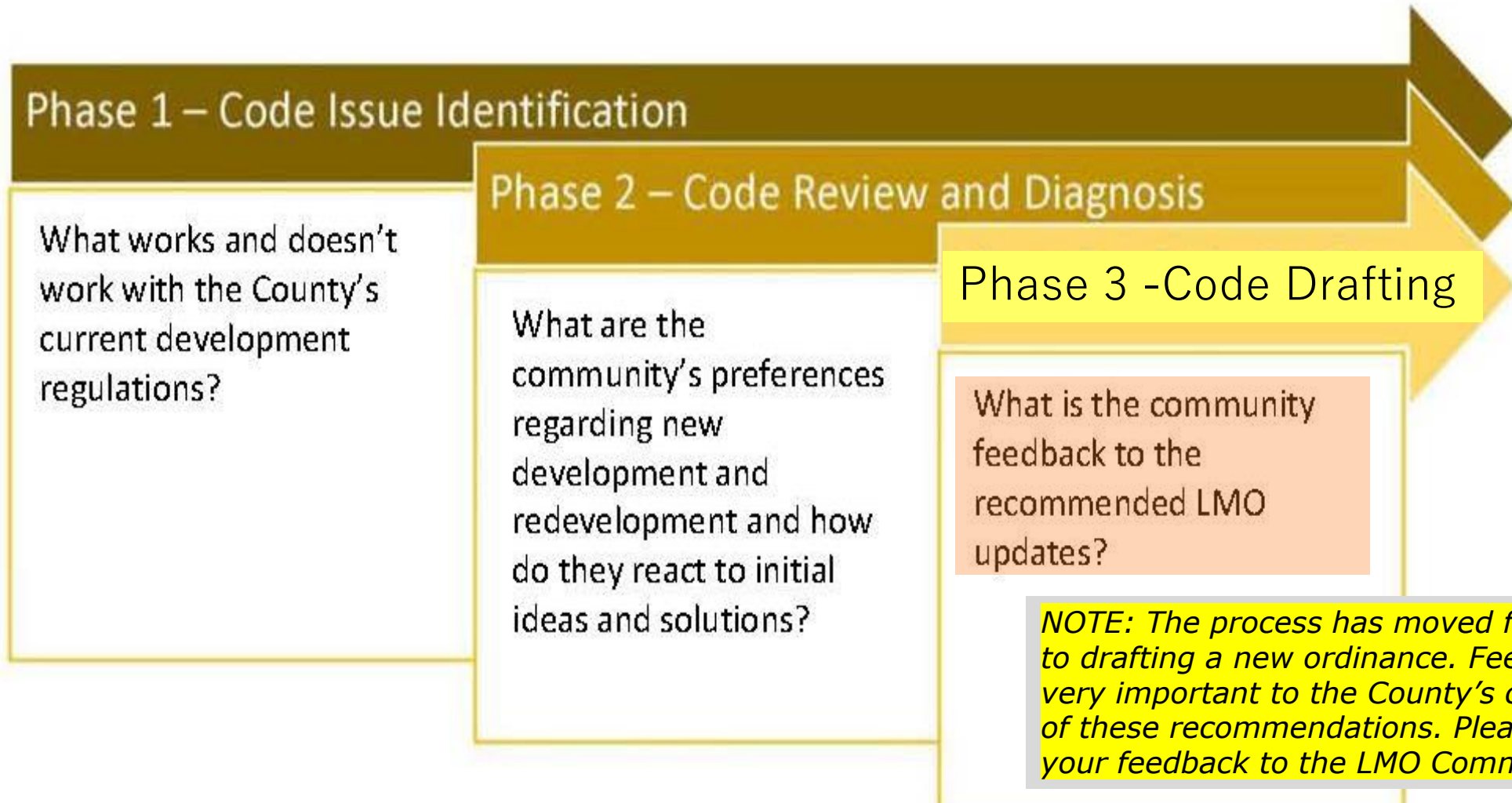
2020

- January - Draft Districts Reviewed and Revised
- February - Public Info Meetings
- April - Draft Outline Presented to LMO Committee
- May & June - Proposed Zoning Map drafted by Staff
- August - Consultants Completed Detailed Draft Text
- September - Process deferred to 2021 by County

2021

- January - PC resumes work sessions to review/edit draft.
- February - PC reviews draft text and map & holds Public Hearing
- *March - PC completes review w/ edits to send to County Council*
- *April - First County Council Reading*
- *May - 2nd County Council Reading & Public Hearing*
- *June - 3rd Reading to County Council/Anticipated Adoption*

The LMO Code Update Process





What is the Status of the LMO?

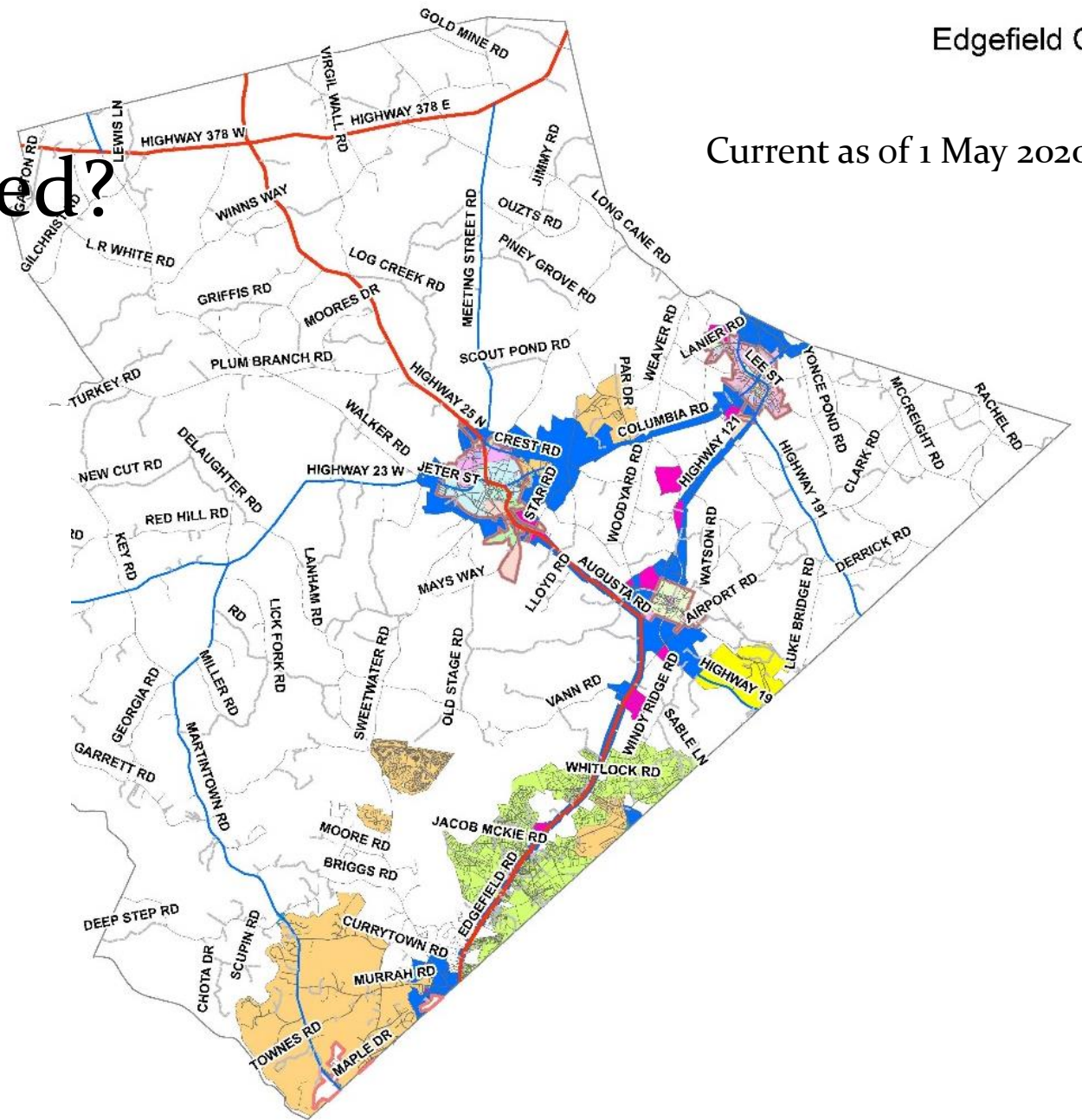
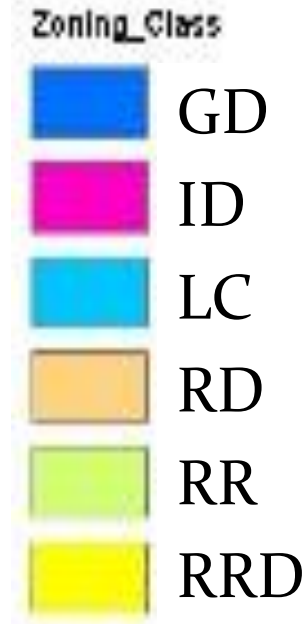
As of 11 February, the LMO is a WORKING DRAFT. All LMO elements are expected to continue evolving based on reviews and edits directed by the Planning Commission and County Council.

- Edgefield County Planner, Mr. Kevin Singletary has been and will continue to compile questions and comments to share with the Planning Commission for consideration prior to the next meeting of the Planning Commission.

Current as of 1 May 2020

What is Currently Zoned?

Edgefield County Existing Zoning Map



Notes:

Less than 20% of the County is currently zoned.

The area showing as RRD zoning has the same requirements as the RR zoning category.



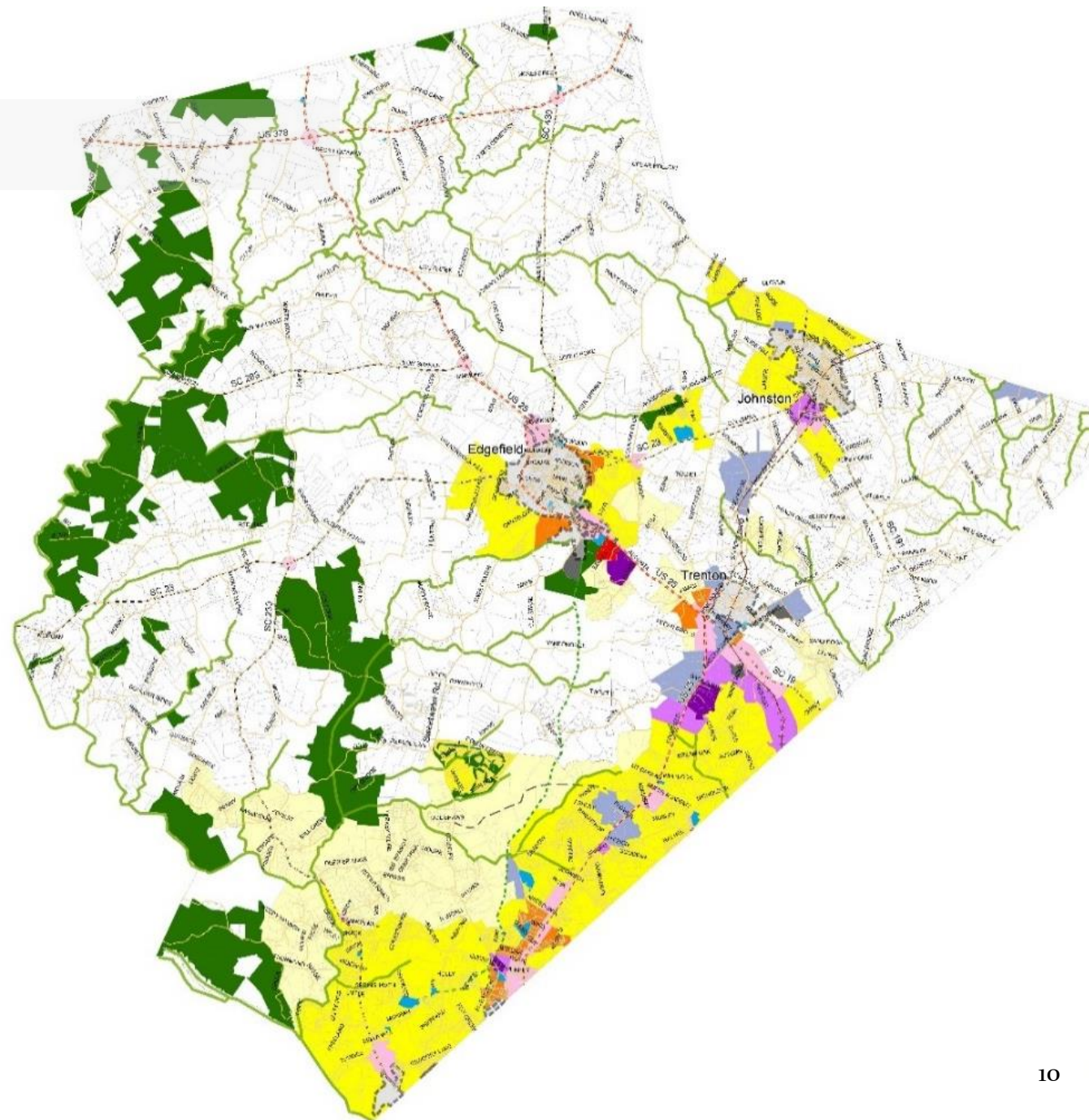
Edgefield County - What is Currently Zoned?

- Current zoning includes 5 general zoning districts plus 4 special use and overlay districts:
 - GD / General Agricultural Development District
 - RD / Residential Agricultural Development District
 - RR / Rural Residential Development District
 - LC / Limited Commercial District
 - ID / Industrial Development District
 - *PD / Planned Development Special District*
 - *FH / Flood Hazard Overlay*
 - *AC / Airport Compatibility Overlay*
 - *HOD / Highway Overlay*



Edgefield County 2019 Comprehensive Plan

Future Land Use





Comprehensive Plan Takeaways

Change is coming, but it should be directed to where it best fits.

Support growth on the US 25 corridor and around the Town centers (Edgefield, Johnston, Trenton.)

Protect the rural “residential” character and aesthetics of Martintown and Sweetwater Roads.

Protect the rural “agricultural” character on the north side of the County.

Rooftops are needed for commercial growth

Support the towns and jobs and residents



What are the LMO Big Issues?

- What Does the LMO provide to protect the existing community from unwanted impacts of unregulated growth and how do we prevent too much regulation?
- Chapter 2 Use table
- Chapter 3 Zoning Categories
 - Chapter 3 Residential
 - Chapter 3 Commercial and Mixed Use
 - Chapter 3 - Overlays
- Chapter 4 Restrictions on Particular Uses
- Chapter 6 Building and Site Design



What if Zoning is Not Provided

- Current Codes do not Confront the Challenges to Development Pressures in Edgefield County
- Restrictions on lot sizes, including development in unzoned areas of the County are not present.
- There are no restrictions on permitted principal uses if the property is not zoned, including high impact uses.



What if Zoning is Not Provided

- Current Codes do not Confront the Challenges to Development Pressures in Edgefield County
- Restrictions on lot sizes, including development in unzoned areas of the County are not present.
- There are no restrictions on permitted principal uses if the property is not zoned, including high impact uses.
- *County ordinances will Not Be “in Compliance” with the Comprehensive Plan as required by the State Planning Enabling Law*



Why the LMO is Needed

- If the County's Zoning is not Compatible with the Comprehensive Plan, the County will NOT be "in Compliance" with State Planning Enabling Law.
- The existing codes need to be updated to provide "Compatibility".



Why the LMO is Needed

- If the County's Zoning is not Compatible with the Comprehensive Plan, the County will NOT be "in Compliance" with State Planning Enabling Law.
- The existing codes need to be updated to provide "Compatibility".
- *Therefore, the existing codes need to be updated to provide "Compliance"*



Why the LMO Should Move Forward

- In July 2019, County Council directed the Planning Commission to form a LMO Steering Committee to prepare a draft LMO and forward to the Planning Commission to update the existing collection of ordinances and be “Compatible” with the Comprehensive Plan.
- *The Planning Commission is to hold a public hearing on the draft received, make edits and changes, and approve a revised draft LMO to be forwarded to County Council for adoption after public hearing(s).*
- *The revised draft will be reviewed and adopted by County Council after a Public Hearing held by Council.*



What We Need from the Public

- *The Planning Commission needs constructive input from the Public to identify specific issues in the LMO that the Planning Commission should address?*
- *Help identify possible solutions that help the Planning Commission complete changes to the Draft Text that are right for Edgefield County.*



What's in the LMO?

- The Purpose and Application of the LMO is in Chapter 1.
- Most draft LMO chapters are based on Existing County Codes:
 - Existing County Code Chapter 24 (Land Development).
 - Existing County Code Chapter 8 (Buildings and Building Regulations) providing requirements for buildings, lots, and construction.
 - Existing County Code Chapter 18 (Environment) provides for soil and erosion control and protection from flooding.
 - Existing County Code Chapter 30 (Manufactured Housing) provides the basis for permitting and licensing manufactured homes.



What is Drawn from Current Codes?

- Existing Chapter 24 is more than 108 pages long and includes many added amendments that are added to the original requirements! It is the basis for much of the land development update in Chapters 2, 3, 4, 6, 8, 9, 10, and 11.
- Zoning, special districts, and restrictions on uses will move to LMO Chapters 2, 3, and 4.
- Building and construction standards will move to LMO Chapter 6.
- Existing Chapter 30 (Manufactured Housing) and parts of Chapters 44 (Streets and Sidewalks) will be incorporated in the LMO chapters to clarify and improve the information provided compared to the existing County Code.
- Chapters 8, 9, 10, and 11 provide standards for projects and the process to apply, review, administer, enforce and appeal a County decision regarding a permit.



The LMO reorganizes complex information

- Existing County Code Chapter 8 (Environment) will move with updates to LMO Chapter 5
- Federal Laws regarding Signs have received much attention from the Courts. A new expansive ordinance is proposed for Signs in LMO Chapter 7 to include specific language about what is defined as a sign and how the County can review and regulate signs in ways that help the County defend against possible lawsuits.
- Definitions scattered through every existing chapter and in multiple places within those chapters are proposed to be consolidated in LMO Chapter 12.



Land Management Ordinance Outline

CHAPTER 1. - Adoption, Purpose and Applicability.

CHAPTER 2. - Zoning Districts Established.

CHAPTER 3. - Special Development Districts.

CHAPTER 4. - Restriction on Particular Uses.

CHAPTER 5. - Environmental Protection.

CHAPTER 6. - Lot and Building Standards.

CHAPTER 7. - Signs.

CHAPTER 8. - Project Design and Construction Standards.

CHAPTER 9. - Procedures and Permits.

CHAPTER 10. - Administration and Enforcement.

CHAPTER 11. - Appeals.

CHAPTER 12. - Interpretation and Definitions.



Comparisons with Other Jurisdictions

- Consultants looked at multiple jurisdictions to identify potential language and requirements
- Area Communities:
 - McCormick County
 - Greenwood County
 - City of North Augusta
 - City of Aiken
- Similar LMO and UDCs*:
 - Aiken County LMO
 - Catoosa County, Georgia UDC
 - City of Duluth, Georgia UDC
 - City of Conway UDC
- Consultants specifically wrote Chapters 2, 3 and 4 for the unique requirements of Edgefield County.

** UDC stands for Unified Development Code*



LMO Zoning Districts

The following zoning districts are proposed for the unincorporated areas of Edgefield County:

RA – Rural Agricultural

RC – Rural Conservation

RE – Rural Estate

RL – Residential Large Lot

RS – Residential Suburban

RV – Residential Village

LSC – Light Service Commercial

GSC – General Service Commercial

LIM – Light Industrial Manufacturing

GIM – General Industrial Manufacturing

Special zoning districts;

PUD – Planned Development District

CRD – Custom Residential District

Overlay districts:

CDP – Corridor Design Protection Overlay

ACP – Airport Compatibility Protection Overlay



Edgefield County Official Zoning Map

Legend

Color Chart

Zoning District

Purple

General Industrial

Pink

Light Industrial

Dark Blue

General Commercial

Light Blue

Light Commercial

Brown

Village Residential

Orange

Suburban Residential

Yellow

Large Lot Residential

Light Green

Estate Rural

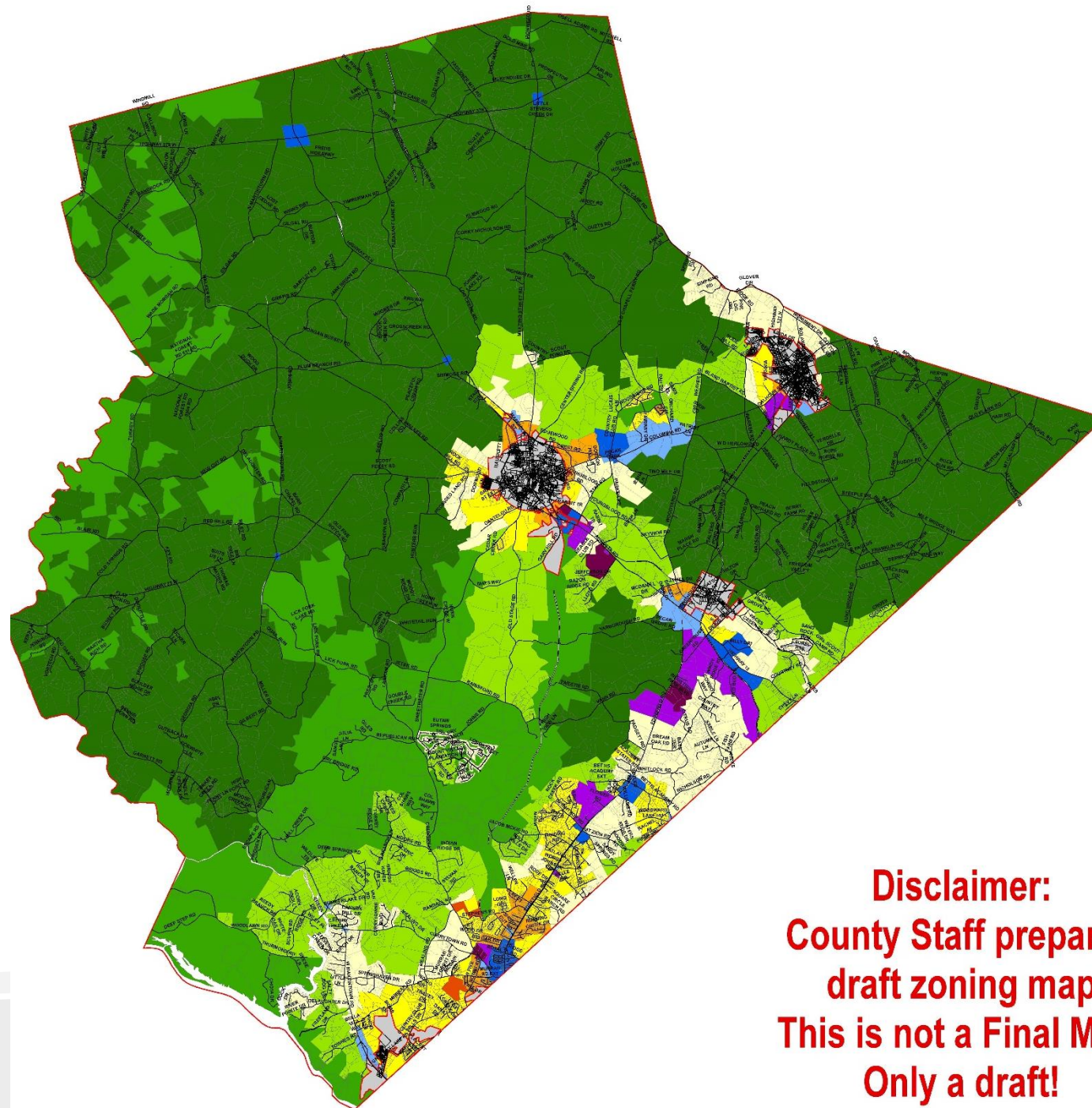
Dark Green

Rural Agricultural /Rural Conservation



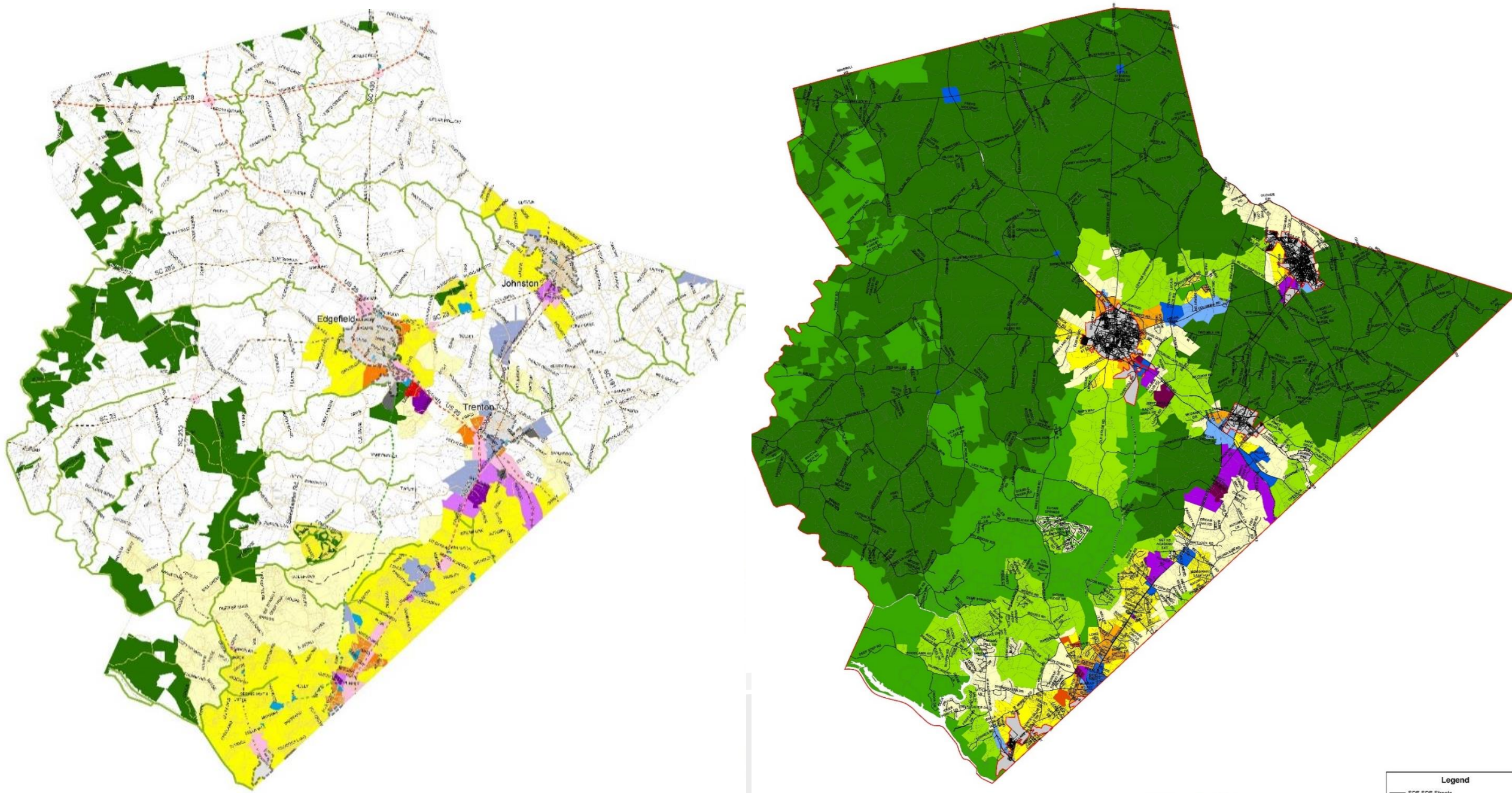
Draft Zoning Map

Legend	
— SDE.SDE.Streets	
Zoning Code	
	RURAL AGRICULTURAL
	RURAL CONSERVATION
	RURAL ESTATE
	RESIDENTIAL LARGE LOT
	RESIDENTIAL SUBURBAN
	RESIDENTIAL VILLAGE
	PLANNED UNIT DEVELOPMENT
	LIGHT SERVICE COMMERCIAL
	GENERAL SERVICE COMMERCIAL
	PLANNED RESIDENTIAL DEVELOPMENT
	LIGHT INDUSTRIAL MANUFACTURING
	GENERAL INDUSTRIAL MANUFACTURING
	NO ZONING



Disclaimer:
County Staff prepared
draft zoning map.
This is not a Final Map.
Only a draft!


- Comprehensive Plan and Proposed Zoning Side by Side Comparison





Chapter 2 Use Table

- Chapter 2 identifies the zoning districts and overlays
- The Principal Use Table provides the heart of what is permitted within each district:
 - “A” for allowed use (by right) in the district;
 - “C” for conditionally allowed;
 - “S” for a special exception as permitted by the rules in Chapter 9;
 - “P” uses (shown by a blank on the table) are uses prohibited in that district (as a Principal Use).



Chapter 2 Use Table

- Table 2-1 is for the Principal Use
- Table 2-1 does not include Accessory Uses such as a Home Occupation Use.
- *A Table for Accessory Uses was added in the October draft but was not included in the draft forwarded to the Planning Commission. Table 2-2 adds Accessory for all districts including Home Occupation Uses in the Rural Residential districts. The Next Slide illustrates Table 2-2.*

Table 2-1 Accessory Use Table¹

Accessory Uses ↓	Zoning Districts →	RA	RC	RE	RL	RS	RV	LSC	GSC	LIM	GIM	See:
<i>A = Allowed</i> <i>Blank = Prohibited</i>												
RESIDENTIAL		RA	RC	RE	RL	RS	RV	LSC	GSC	LIM	GIM	
Bathhouse and pool house		A	A	A	A	A	A					
Domestic animal shelter (e.g. dog house, rabbit hutch, etc.)		A	A	A	A	A	A					
Gardening and horticulture		A	A	A	A	A	A					
Home occupation		A	A	A	A	A	A					Chapter 4
Non-commercial greenhouse		A	A	A	A	A	A					
Non-commercial production of livestock and animals		A	A	A	C	C	C					Can these be addressed in Accessory Use?
Personal horse stable		A	A	A	C	C	C					Can these be addressed in Accessory Use?
Private garage and carport		A	A	A	A	A	A					
Shed, workshop and storage building		A	A	A	A	A	A					
Swimming pool, tennis courts and similar		A	A	A	A	A	A					
NON-RESIDENTIAL		RA	RC	RE	RL	RS	RV	LSC	GSC	LIM	GIM	
Buildings, structures								A	A	A	A	
Open storage								A	A	A	A	Chapter 4



Chapter 2 Zoning – Rural Residential Zones

- These include: RA (Rural Agricultural), RC (Rural Conservation), and RE (Rural Estate)
- Allowed Uses (Light agricultural and larger lots including domesticated farm stock and a variety of appropriate commercial uses).
- Uses Allowed by Conditions or Special Exception (Some potential uses may have impacts that negatively affect adjacent properties but could be mitigated by appropriate restrictions that limit the impacts or provide more conditions or setbacks to reduce the impact on adjacent properties)
- Uses Not Allowed (Heavy commercial or industrial uses that impact adjacent properties)



Chapter 2 Zoning – Suburban Residential Zones

- These include: RL (Residential Large Lots), RS (Residential Suburban), and RV (Residential Village) districts
- Allowed Uses (Single family residential and basic agricultural uses) including appropriate Home Occupations.
- Conditions or Special Exceptions may allow some impactful non-residential uses be approved when appropriate screening, setbacks or other mitigations are met. Uses Not Allowed (Non-residential uses that may create more intensive impacts)



Chapter 2 Zoning – Commercial & Mixed-Use Zones

- These include LSC (Light Service Commercial), GSC (General Service Commercial), LIM (Light Industrial & Manufacturing), and GIM (General Industrial & Manufacturing) districts
- Allowed Uses (Non-Residential Uses and some higher densities) Consider if single-family residential should be allowed in the LSC, GSC, and/or LIM districts.
- Uses Allowed by Conditions or Special Exception (Allows more intensive impacts to be conditioned or excepted based on review)
- Uses Not Allowed (*Residential to be determined if by right or conditionally*)



Chapter 3 Overlays

- Overlays are regulations in addition to the requirements of the underlying Zoning Categories where present
 - Add restrictions to protect corridor aesthetics
 - Should not affect areas that are “out of sight” of the specified road corridor
- Overlays should not affect areas that are “out of sight” of the road corridors



Chapter 4 Restrictions on Particular Uses

- Addresses Restrictions on Specific Uses
 - Bed and Breakfast
 - Manufactured Homes
 - Multi-Family Housing
 - Sexually-Oriented Businesses
 - Solar Farms
 - Telecommunications Towers
 - Other Specified Uses (*Do we need to add others?*)



Chapter 4 Restrictions on Particular Uses

- Provides for Accessory Uses and Structures
 - Home Occupations
 - Open Storage
 - Solar Panels
- Discusses Temporary Uses and Structures
 - Restrictions and Requirement for Permits
 - Must conform with Building Codes
 - Removal at end of the Approved Event



Chapter 6 Building and Site Design

- Provides Dimension Requirements
- Identifies Buffers, Landscaping, and Screening Requirements
- Creates Standards for Off Street Parking
- Allows for Conservation Subdivision Design



What We Need from the Public

- *The Planning Commission needs constructive input from the Public to identify specific issues in the LMO that the Planning Commission should address?*
- *Help identify possible solutions that help the Planning Commission complete changes to the Draft Text that are right for Edgefield County.*

Questions and Comments



Please direct all questions to the
Edgefield County Planner, Mr. Kevin
Singletary

His office is at the Edgefield County
Building and Planning Dept.

KSingletary@edgefieldcounty.sc.gov

(803) 637-2101





How Will the LMO be Used by Edgefield County?

✦ Objectives

- Facilitate Transparent, Citizen-led Discussion
- Document Collaborative Community Review
- Establish Continuing Communications

✦ Desired Results

- Implement the County's Strategic Vision
- Include "Big Ideas" and Unique Corridor Overlays
- Add Visual Examples for Better Understanding of Scenarios



The Current Process

Staff Presentation

Group Exercise (time permitting)



Environment (Chapter 18)

- General (Reserved)
- Erosion and Sediment Control
 - Purpose, Authority, Jurisdiction and Definitions
 - Permits
 - Regulations
 - Administration and Enforcement
- Flood Damage Prevention
 - General and Definitions
 - Administration
 - Provisions for Flood Hazard Reductions
 - Appeals and Variances
 - Legal Status





Land Development (Chapter 24)

- General (Purpose, Authority, Reference to State Laws)
- Zoning and Special Development District Regulations
- Conditional Use Regulations and Definitions
- Appearance, Buffering, Screening and Landscape Regulations
- Off Street Parking and Loading Regulations
- Land Development Regulations
- General and Ancillary Regulations
- Administration, Application and Required Permits
- Zoning Board of Appeals
- Legal Status





Manufactured Housing (Chapter 30)

- General
 - Applicability and Definitions
 - Individual Manufactured Home Performance Standards
 - Manufactured/Mobile Home Park Standards
 - Travel Trailers
 - Administration and Enforcement
 - Exceptions
- Licensing of Mobile Homes
 - Defined
 - Exceptions
 - Permitting





Streets and Sidewalks (Chapter 44)

- General (Signs, Maintenance Fees)
- Road Names and Addressing





Comparison of Example Ordinances

Basic Comparison of Zoning Categories				
ZONING Description	Edgefield County	McCormick County	Aiken County	Greenwood County
Set-aside Office and Institutional Uses				RI1- Institutional District
"			OR - Office Residential	PP1- Office/ Professional District
Support Appropriate Commercial Uses	LC - Limited Commercial District		NC - Neighborhood Commercial	C1- Neighborhoo Commercial
"			LD - Limited Development	
"		CD - Commercial District	UD - Urban Development	C2- General Commercial
Provide for Downtown Urban Uses		Mixed Use District		C3- Central Commercial District
Protects industrial from conflicting uses	ID - Industrail Development		IND - Industrial Development	I1- Light Industrial District
"				I2- Heavy Industrial District

Comparison to Other Area Ordinances

Basic Comparison of Zoning Categories				
ZONING Description	Edgefield County	McCormick County	Aiken County	Greenwood County
Special Development Districts & Overlays				
provide Flexible mixed-use development for larger parcels	PD - Planned Development		PUD - Planned Use	PDD- Planned Development District
Restrict for Institutional Uses			SPI - Special Public Interest	
Restrict to Provide Flood hazard protection	FH - Flood Hazard		FHO - Flood Hazard Overlay	FIA- Flood Hazard Boundary Maps
provide Airport protection & land use compatibility	AC - Airport Compatibility	Airport Protective Areas	AO - Airport Overlay	
Provide a Special District for Unique Resources			WPO - Wellhead Protection Overlay	WD- Waterfront Development District
Support Highway Overlays (Properties w/in 400' of corridors)	HOD - Highway Overlay District		HCO - Highway Corridor Overlay	
Provide Historic District Protection				H1- Historic Resources District

Land Management Ordinance

Draft Zoning Districts (Rural Residential)

DISTRICT	PURPOSE	NOTES
Rural Agricultural (RA)	<p>This district is established to protect, conserve, and encourage the retention of suitable areas for common farm and agricultural practices and similar nonfarm uses, preserve open space, manage soil, water, air, game and other natural resources and amenities, and discourage the creation or continuation of conditions which could detract from the function, operation, and appearance of areas to provide food supplies and to prevent or minimize conflicts between common farm practices and nonfarm uses. This district seeks to sustain and protect the rural environment and the right of property owners to conduct owner-based entrepreneurial and agricultural-related businesses.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) • Agricultural processing, warehousing, office and local commercial sales • Extraction industries with appropriate buffers. • Single Family Detached Residential including Mobile Home • Small Rural-related Commercial (Corner Store) • Non-agricultural accessory buildings as primary use (See Use Table limits TBD) <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • 5-acre min. lot for new development • 1-acre min. lot for associated SF residential (minor subdivision) • Conditional Conservation subdivision <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • Non-Rural-related commercial or office uses • Non-agricultural warehouse/distribution • Non-agricultural manufacturing facilities <p><u>Notes:</u></p> <ul style="list-style-type: none"> • See Article 4 (Restrictions on Particular Uses) for temporary and seasonal commercial uses • This is the most basic zoning category proposed



Land Management Ordinance

Draft Zoning Districts (Rural Residential)

Rural Conservation (RC)

This district is intended to protect, conserve, and sustain rural areas and resources including agricultural and forested lands; and is intended to preserve a mixed agricultural and residential character; serve as a transition between rural and suburban land; protect rural areas from premature urban encroachment; and maintain a balanced rural-urban environment.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Single Family Detached Residential including new mobile homes when conditioned to a site plan, screening, and/or brick or block underpinning as requested by County.

Lot minimums:

- 5-acre min. lot for new development
- Conditional Conservation subdivision

Prohibits:

- Specific Agricultural industrial processing uses (See Use Table)
- Extraction industries
- Commercial or office uses as primary use
- Warehouse/distribution or manufacturing facilities



Land Management Ordinance

Draft Zoning Districts (Rural Residential)

Rural Estate (RE)*

This district is established to provide for large lot, very low-density single-family detached dwellings; and is intended to serve as a transition between rural and suburban land; and sustain existing rural-community values and environments. The district allows limited agricultural uses and is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban land.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Single Family Residential including mobile homes with conditions (such as brick or block underpinning) as requested by the County
- Conditional Small Rural-related Commercial (Corner Store)

Lot minimums:

- 2-acre min. lot for new development
- Conditional Conservation subdivision

Prohibits:

- Agricultural industrial processing (See Use Table)
- Extraction industries
- Other Commercial uses
- Office uses as primary use
- Warehouse/distribution or manufacturing facilities
- Outdoor storage.



NOTE: *THIS DISTRICT REVISED FROM RESIDENTIAL ESTATE TO RURAL ESTATE

Land Management Ordinance

Draft Zoning Districts (Residential)

Residential Large Lot (RL)

This district is established to provide for large lot, low-density single-family detached dwellings, and is intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses, and to reserve sufficient undeveloped land to meet future single-family housing demands. This district also is intended to encourage infilling and expansion of "like development" consistent with the character of existing development.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Single Family Detached Residential including mobile homes with conditions (such as brick or block underpinning) as requested by the County.
- Conditional Small Rural-related Commercial (Corner Store)

Lot minimums:

- 1-acre min. lot for new development
- Conditional Conservation subdivision

Prohibits:

- Agricultural industrial processing (See Use Table)
- Extraction industries
- Other Commercial uses
- Office uses as primary use
- Warehouse/distribution or manufacturing facilities
- Outdoor storage (consider definitions).

Notes:

- Provides a transition density (see Aiken Co. RC district)
- Considered the most likely "holding" category of residential zoning pending expansion of sewer services to areas harder to reach cost effectively.



Land Management Ordinance

Draft Zoning Districts (Residential)

Residential Suburban (RS)

This district is established to provide for small lot, medium density single family detached dwellings which are served by publicly-owned sanitary sewer systems. Residential uses that are not served by sanitary sewer systems require a sanitary septic system that meets state requirements on the property.

Allowed Uses:

- Agriculture and accessory uses excluding industrial ag uses due to noise or odor impacts
- Single Family Detached Residential including mobile homes (such as brick or block underpinning) as requested by the County

Lot minimums:

- 9000sf on a sewer line
- 11,500sf pending soils percolation for septic tank.
- Yard Buffers (TBD)
- Conditional Conservation subdivision

Prohibits:

- Agricultural industrial processing
- Extraction industries
- Commercial uses
- Office uses as primary use
- Warehouse/distribution and/or light manufacturing facilities
- Outdoor storage as primary use.

Notes:

- Provides small lot size for SF subdivisions
- Requires dedicated green space (see McCormick Co.) Requires Residential projects to provide a minimum of 100sf of usable open space per unit (may be private yards, courtyards, decks or commonly owned tracts & usable open space in such residential projects may be privately accessible to residents and guests only, without providing public access)



Land Management Ordinance

Draft Zoning Districts (Residential)

Residential Village (RV)

This district is established to provide for small lot, high density single family detached or attached (duplex and triplex) dwellings which are served by publicly-owned sanitary sewer systems. The district also allows mixed uses that are conditioned to a site plan approved by the Planning Commission and the County Council.

Allowed Uses:

- Agriculture and accessory uses excluding industrial ag uses due to noise or odor impacts
- Single Family Detached or Attached Residential excluding mobile homes
- Multi-family attached dwellings up to 8 units/structure
- Conditional Mixed-Use Buildings, Commercial uses, or Office uses

Lot minimums:

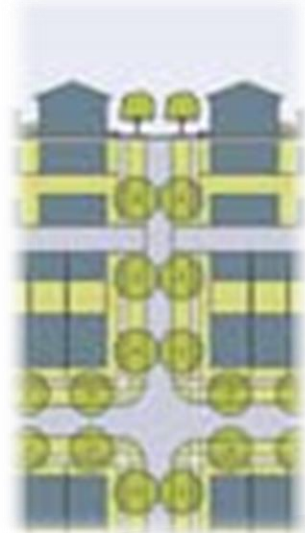
- Single Family 9000sf on a sewer line + parking & buffers)
- Multi-Family up to 8 units/acre
- Yard Buffers (TBD) – Zero Lot Lines (TBD)

Prohibits:

- Agricultural industrial processing
- Extraction industries
- Outdoor storage as primary use

Notes:

- Provides small lot size for SF subdivisions
- Requires sewer services.
- Requires dedicated green space (Residential projects to provide a minimum of 100sf of usable open space per unit (may be private yards, courtyards, decks or commonly owned tracts & usable open space in such residential projects may be privately accessible to residents and guests only, without providing public access).



Land Management Ordinance

Draft Zoning Districts (Non-Residential)

Light Service Commercial (LSC)

This district is established to provide for limited retail services, convenience goods, and personal services to satisfy the common and frequent needs of surrounding residential neighborhoods. Goods and services normally available in this district are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas, existing or proposed. Exterior storage facilities are not allowed in this district as a primary use.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Agricultural industrial processing
- Single Family Attached Residential excluding mobile homes
- Multi-family attached dwellings up to 8 units/structure
- Commercial uses excluding outdoor sales and/or storage
- Office uses

Lot minimums:

- TBD (9000sf on a sewer line + parking & buffers)
- 11,500sf pending soils percolation for septic tank.
- Conditional Conservation subdivision

Prohibits:

- Extraction industries
- Outdoor storage or sales as a primary use
- External sound system

Notes:

- Building size (TBD)
- Single Floor Use for Commercial
- Design standards
- Service entrance location(s)
- Permits basic commercial uses to service suburban country development (See use table).
- See Article 4 (Restrictions on Particular Uses) for temporary and seasonal commercial uses



Land Management Ordinance

Draft Zoning Districts (Non-Residential)

General Service Commercial (GSC)

The purpose of this district is to provide for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county. Exterior storage facilities may be allowed in this district as conditionally approved.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Agricultural industrial processing
- Multi-family attached dwellings up to 8 units/structure
- Commercial uses including outdoor storage and sales and drive through window sales (See use table).

Lot minimums:

- TBD (9000sf on a sewer line + parking & buffers)
- 11,500sf pending soils percolation for septic tank.

Prohibits:

- Extraction industries

Notes:

- Requires DHEC-approved sanitary sewer services.
- New residential uses are not allowed in this district
- See Article 4 (Restrictions on Particular Uses) for temporary and seasonal commercial uses



Land Management Ordinance

Draft Zoning Districts (Non-Residential)

Light Industrial Manufacturing (LIM)

This district is established to provide for light industrial uses such as assembling, wholesaling, warehousing and commercial services. The LIM District shall not permit industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste. Exterior storage facilities may be allowed in this district as conditionally approved.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Agricultural industrial processing
- Commercial uses
- Office, warehouse/distribution and light manufacturing facilities
- Outdoor storage with conditions including site development, setbacks, screening, and buffers.

Lot minimums:

- TBD (9000sf on a sewer line + parking & buffers)
- 11,500sf pending soils percolation for septic tank.

Prohibits:

- Specific Agricultural industrial processing use (see Use Table)
- Extraction industries
- Primary use new residential structures

Notes:

- Requires DHEC-approved sanitary sewer services.
- New residential uses are not allowed in this district.



Land Management Ordinance

Draft Zoning Districts (Non-Residential)

General Industrial Manufacturing (GIM)

The intent of this district is to protect and accommodate wholesaling, distribution, warehousing, processing, manufacturing, office and related business uses on individual lots and in business park settings. This district also is intended to protect for future development land with industrial potential. The GIM District shall not permit industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste unless a special use permit has been granted by Edgefield County in accordance with this ordinance.

Allowed Uses:

- Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts)
- Commercial uses including outdoor storage and sales and drive through window sales (See use table).
- Office, warehouse/distribution, and process manufacturing
- Outdoor storage with conditions including site development, setbacks and buffers.

Lot minimums:

- TBD (9000sf on a sewer line + parking & buffers)
- 11,500sf pending soils percolation for septic tank.

Prohibits:

- Specific Agricultural industrial processing uses (see Use Table)
- Primary use new residential structures
- Extraction industries

Notes:

- Requires DHEC-approved sanitary sewer services.
- New residential uses are not allowed in this district.
- Special permit requirements TBD



Land Management Ordinance

Draft Special Zoning Districts

Planned Development (PUD)	<p>This district is established to encourage flexibility in the development of land to promote appropriate uses and do so in a manner that will enhance public health, safety, morals, and general welfare, and to allow residential, commercial, industrial, or institutional uses, or certain combinations thereof, to be developed as a unit. The unified planning and development regulations within the PUD are intended to accomplish the purpose of zoning and other applicable regulations to an equal or higher degree than where regulations are designed to control unscheduled development on individual lots or tracts, and to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce an enhanced environment.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> The district is specifically intended for development of different types of housing and densities and compatible commercial uses, office parks, shopping centers, or mixed-use development characterized by a unified site development plan for mixed-use development. A PUD List of Uses will be established to identify the types of uses, type and number of dwelling units, and planned square footage of non-residential uses within the district as part of the adopting ordinance. <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> PUD minimum area for zoning is 10 acres or larger. Individual lot minimum size is determined by conditional plan as approved by the County. <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> Agricultural industrial processing Extraction industries <p><u>Notes:</u></p> <ul style="list-style-type: none"> Submission Materials TBD (Similar to existing) Requires DHEC-approved sanitary sewer services. Site must be in single (or joint) ownership or control Requires adoption of both zoning and a general development plan Planned Development regulations promote, encourage or require development in this form where appropriate in character, timing, and location, particularly where large undeveloped tracts are involved per State requirements. Approval of a mixed-use planned development zoning category must be based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions.
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Land Management Ordinance

Draft Special Zoning Districts

Planned Residential (PRD)	<p>This district is established to provide for a variety of planned residential uses including single family detached, single family attached, triplexes, quadraplexes and multi-family dwellings (apartments) with four or more units which are served by a DHEC approved sanitary sewer systems. Limited institutional or commercial uses are permissible within the principal building.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> This district is specifically intended for development of different types of housing and densities and compatible commercial or office uses characterized by a unified site development plan for mixed-use development. A PRD List of Uses will be established to identify the types of uses, type and number of dwelling units, and planned square footage of non-residential uses within the district as part of the adopting ordinance. <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> PRD minimum area for zoning is 10 acres or larger. Individual lot minimum size is determined by conditional plan as approved by the County. <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> Agricultural industrial processing Extraction industries <p><u>Notes:</u></p> <ul style="list-style-type: none"> Submission Materials TBD (Similar to existing) Requires DHEC-approved sanitary sewer services. Provides a residential planned development zoning category based on a plan recommended by the planning commission and approved by county council and incorporates any required conditions. Approval of a planned mixed density residential development zoning category must be based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions.
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Land Management Ordinance

Draft Special Zoning Districts

Flood Hazard Protection (FHP) Overlay District

It is the intent of this overlay district to protect (1) human life and health, (2) minimize property damage, (3) encourage appropriate construction practices, and (4) minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

Allowed Uses:

- This district is specifically intended for to protect flood prone areas from development of uses vulnerable to flooding.
- As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.

Lot minimums:

- Not applicable

Prohibits:

- Uses that would be vulnerable to flooding.
- Extraction industries

Notes:

- Retained from existing ordinance to meet state requirements and local regulations.
- Establishment or expansion of the Flood Hazard Protection Overlay District shall be by County Council ordinance.
- This overlay district is identified by the Flood Insurance Rate Maps prepared by FEMA that are current at the time of application. Before a Building Permit or a Development Permit may be issued, applicants must demonstrate that new structures cannot be located outside the Flood Hazard Protection District. Where there is no alternative to a location in a flood Hazard Protection Overlay District, development shall be regulated by the requirements of this district.



Land Management Ordinance

Draft Special Zoning Districts

Airport Compatibility Protection (ACP) Overlay District

It is the intent of this overlay district is to protect the dual interests of airports and neighboring land uses, and to:

- (1) Protect and promote the general health, safety, economy, and welfare of airport environs;
- (2) Prevent the impairment and promote the utility and safety of airports;
- (3) Promote land use compatibility between airports and surrounding development;
- (4) Protect the character and stability of existing land uses;
- and (5) Enhance environmental conditions in areas affected by airports and airport operations.

Allowed Uses:

- This district is specifically intended for to protect airport operations and development of aviation-related uses in the vicinity of an existing or proposed airfield or heliport. Compatibility may vary due to the proximity of different airport protective surfaces.
- As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.

Lot minimums:

- Not applicable

Prohibits:

- Uses that create electrical interference with navigational signals or radio communications between the airport and aircraft.
- Uses that would diminish the ability of pilots to distinguish between airport lights and other lights.
- Uses that result in glare in the eyes of the pilots using the airport or impair visibility in the vicinity of the airport.
- Uses that would create bird strike hazards or otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
- Extraction industries

Notes:

- Retained from existing ordinance to meet FAA requirements and local regulations.
- Establishment or expansion of the Airport Compatibility Protection Overlay District shall be by County Council ordinance to include all areas lying beneath the primary zones, approach zones, horizontal zones, heliport approach zones, heliport transitional zones, and conical zones as defined and applicable to an existing or proposed airport or heliport.





Land Management Ordinance

Draft Overlay Zoning Districts

Corridor Design Protection (CDP) Overlay District	<p>It is the intent of the design overlay district to protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors in the unincorporated areas and along the main entrance roads into the municipalities of Edgefield County by identifying additional requirements for design and development. The requirements of the overlay zoning district are considered additional to the requirements of the underlying zoning district and are to be considered cumulative.</p> <p>The County Council may establish additional overlay districts by ordinance including the boundaries and conditions for the overlay.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none">• This district is specifically intended to protect the design appearance of structures and improve traffic operations in areas adjacent to highways, road corridors, and the approaches to local municipalities.• As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions. <p><u>Lot minimums:</u></p> <ul style="list-style-type: none">• 9000sf on a sewer line• 11,500sf pending soils percolation for septic tank.• Conditional Conservation subdivision <p><u>Prohibits:</u></p> <ul style="list-style-type: none">• Agricultural industrial processing• Extraction industries <p><u>Notes:</u></p> <ul style="list-style-type: none">• Submission Materials TBD (Initiated by• Based on HOD district retained from existing ordinance; but modified specific to each zoning district. Current ordinance designates specific corridor areas located within 400' of public right of way <u>except for property zoned residential</u>.• The conditional design requirements vary for each Overlay based on the requirements established by County Council when the Overlay is adopted or amended.
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Approval Chart – Notice Requirements

Application	Reviewing Agency	Publication	Mail	Internet	Sign	Public Hearing
Rezoning and Conditional Rezoning	PC & CC	Yes	Yes	Yes	Yes	Yes
PD General Development Plan	PC & CC	Yes	Yes	Yes	Yes	Yes
Text Amendment	PC & CC	Yes	No	Yes	No	Yes
Appeal from an Administrative Decision	BZA	Yes	Yes	Yes	Yes	Yes
Variance	BZA	Yes	Yes	Yes	Yes	Yes
Special Exception	BZA	Yes	Yes	Yes	Yes	Yes
Waiver of Setback Requirement – Major Error	BZA	Yes	Yes	Yes	Yes	Yes
Waiver of Setback Requirement – Minor Error	Admin	No	No	No	No	No
Major Subdivision (Preliminary Plat)	PC	Yes	No	Yes	Yes	Yes
Final Subdivision Plat (Major, Minor, and exempt)	Admin	No	No	No	No	No
Major Site Plan	PC	Yes	No	Yes	Yes	Yes
Minor Site Plan	Admin	No	No	No	No	No
Planning Commission Waiver of Development Standard	PC	No	No	No	No	No
Conditional Use	Admin	No	No	No	No	No
Street Abandonment	CC	Yes	Yes	Yes	Yes	Yes
Certificate of Zoning Compliance	Admin	No	No	No	No	No
Building Permit	Admin	No	No	No	No	No
Certificate of Occupancy	Admin	No	No	No	No	No

Questions and Comments



- Please coordinate and direct questions to Kevin Singletary, at Edgefield County but feel free to copy questions to the consultant team's project manager, John Ford at Robert and Company
j.ford@robertco.com